



**Fairfield Lodge Fairfield Road, Eastbourne BN20 7NF**



**welcome to**

**Fairfield Lodge Fairfield Road, Eastbourne**

Forming part of the prestigious retirement development in the incredibly sought after Meads - this well presented one bedroom third floor retirement apartment benefits from views of the stunning communal gardens.



### Communal Entrance

Communal entrance with security entry phone system. Stairs and lift to third floor private entrance door to:

### Entrance Hall

Entryphone. Built in cupboards with fixed shelving and hanging rails. Airing cupboard housing hot water cylinder.

### Living Room

17' 10" x 10' 4" ( 5.44m x 3.15m )

Double glazed door leading to communal gardens. Double glazed windows to the front with views over communal gardens. Electric storage heater. Television point.

### Kitchen

7' 10" x 6' 11" ( 2.39m x 2.11m )

Fitted kitchen with a range of wall and base units incorporating a one bowl stainless steel sink and drainer unit, built in electric hob and eye level oven, space for washing machine and fridge/freezer. Double glazed window to the side.

### Bedroom

14' 3" x 8' 11" ( 4.34m x 2.72m )

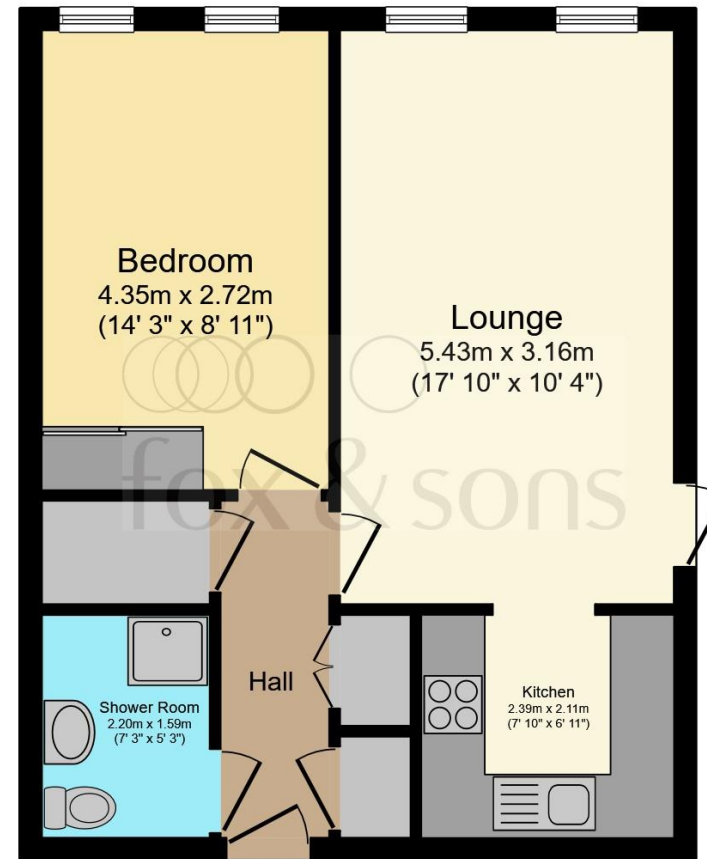
Double glazed windows to the side. Mirrored sliding wardrobes. Electric storage heater.

### Shower Room

Partly tiled suite comprising shower cubicle, low level w.c, wash hand basin with vanity unit, extractor fan and heated towel rail.

### Communal Facilities

Fairfield Lodge benefits from wonderful communal gardens, a residents lounge and laundry room and residents parking facilities.



Total floor area 45.7 sq.m. (492 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Fairfield Lodge Fairfield Road, Eastbourne

- RETIREMENT APARTMENT
- ONE BEDROOM
- THIRD FLOOR
- VIEWS OVER COMMUNAL GARDENS
- RESIDENTS PARKING

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £155,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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